



Riverdale

More Sq. Happiness

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Duville

ESTATES

- Duville Estates is a privately held company owned by Mr. Behram Dubash
- The Dubash family has been actively running successful businesses across industries since 1810
- The Dubash family is known for high benchmarks of ethics and value creation for customers
- Duville Estates is a continuation of this legacy of ethics, customer-centric practices and uncompromising approach to quality

Riverdale



- Residential project by Duville Estates at Kharadi, Pune's fastest developing suburb and surrounded by great social infrastructure
- Picturesque location along the banks of the scenic Mula-Mutha River
- Gated community spread across 31 acres that comprises luxury to premium offerings
Riverdale Grand, Riverdale Residences and Riverdale Heights
- Perfect blend of space, view, location and amenities that adds up to More Sq. Happiness for you

Kharadi Overview



Rapidly Developing Location



Convenient Public Transport: Bus Stand,
Auto Rickshaw Stand, Airport and Railway Station



Easy Accessibility to Koregaon Park, Viman Nagar,
Kalyani Nagar and Hadapsar



Home to IT Parks
and Commercial Zones

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Proximity to Schools and Hospitals

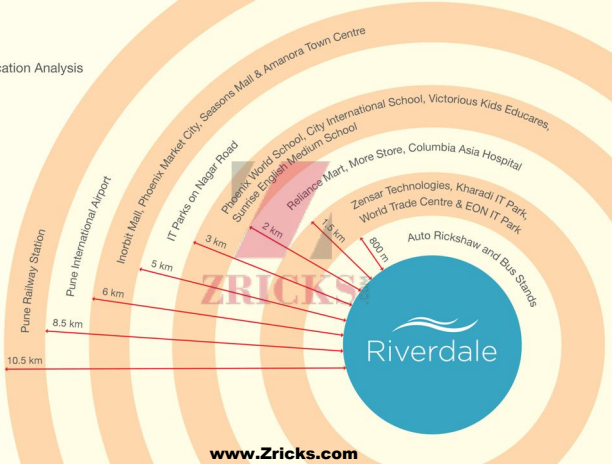


Proximity to Retail and Leisure Zones

Location Map



Location Analysis



Master Plan

- Entrance
- Tennis Court
- Open Party Lawn
- Multi-purpose Sports Court
- Retail Plaza/Parking
- Services
- Mini Football Pitch
- Jogging Track
- Podium Party Lawn
- Senior Citizen's Podium Area
- Swimming Pool/Children's Pool
- Clubhouse with Attached Party Lawn
- Podium Yoga Zone





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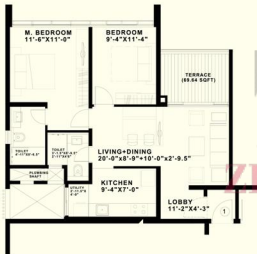
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Riverdale
Heights



Typical 2 BHK Unit Plan and Isometric View

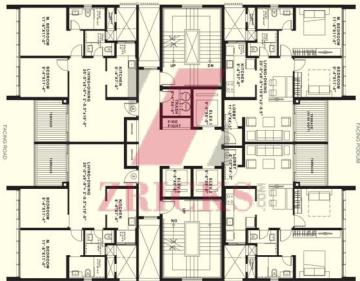


AREA STATEMENT:

Type	Appt. No.	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
2 BHK	1, 2	668	77	745
2 BHK	3, 4	676	77	753

All area measurements are in sq. ft. and are rounded off

Typical 2 BHK Odd Floor Plan
BUILDINGS: A, C



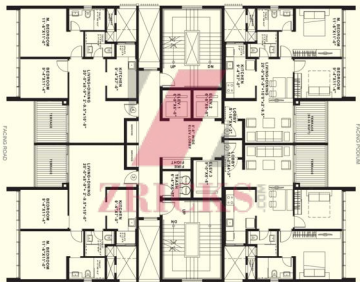
AREA STATEMENT:

Type	Apt. No.	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
2 BHK	1	684.00	69.65	754.25
2 BHK	2	673.79	69.65	743.60
2 BHK	3	642.55	69.65	712.20
2 BHK	4	642.55	69.65	712.20

All area measurements are in sq. ft.



Typical 2 BHK Odd Floor Plan
BUILDINGS: B, D



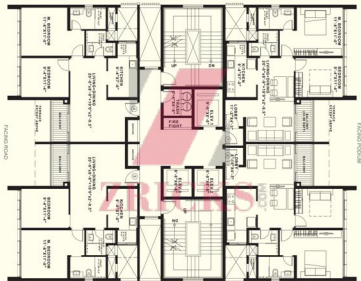
AREA STATEMENT:

Type	Apt. No.	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
2 BHK	1	673.75	69.65	743.40
2 BHK	2	684.60	69.65	754.25
2 BHK	3	642.55	69.65	712.20
2 BHK	4	642.55	69.65	712.20

All area measurements are in sq. ft.



Typical 2 BHK Even Floor Plan
BUILDINGS: A, C



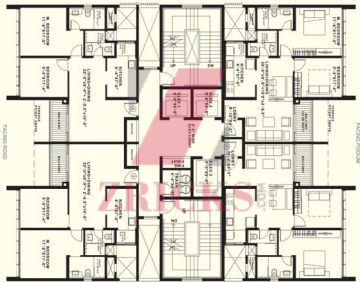
AREA STATEMENT:

Type	Apt. No.	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
2 BHK	1	684.66	33.00	718.16
2 BHK	2	673.75	33.00	707.25
2 BHK	3	642.55	33.00	696.05
2 BHK	4	642.55	33.00	696.05

All area measurements are in sq. ft.



Typical 2 BHK Even Floor Plan
BUILDINGS: B, D



AREA STATEMENT:

Type	Apt. No.	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
2 BHK	1	673.75	33.00	707.25
2 BHK	2	684.60	33.00	718.10
2 BHK	3	642.55	33.00	696.05
2 BHK	4	642.55	33.00	696.05

All area measurements are in sq. ft.



Typical 1 BHK Unit Plan and Isometric View

Riverdale
Heights

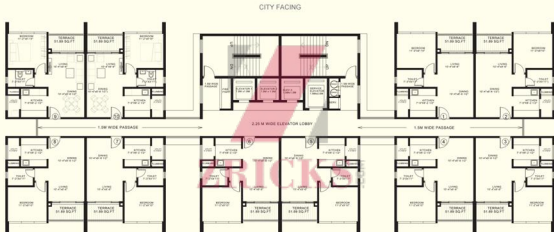


AREA STATEMENT:

Type	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
1 BHK	440	52	492
1 BHK	400	25	425

All area measurements are in sq. ft. and are rounded off

Typical 1 BHK Odd Floor Plan
BUILDINGS: E



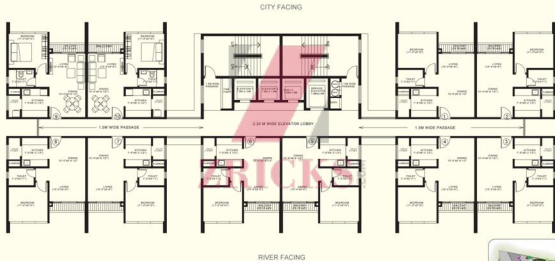
AREA STATEMENT:

Type	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
1 BHK	440	52	492

All area measurements are in sq. ft. and are rounded off



Typical 1 BHK Even Floor Plan
BUILDINGS: E



AREA STATEMENT:

Type	Apartment Carpet Area	Terrace/Balcony Area	Total Carpet Area
1 BHK	440	25	465

All area measurements are in sq. ft. and are rounded off





Internal Specifications


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Heights

Living Room:

- Glazed Vitrified Tiles
- Floor to ceiling glass French Windows with glass railings in the balcony
- Adequate TV/Electrical Points



Bedroom:

- Glazed Vitrified Tiles
- Full Height Partially Sliding Windows
- Adequate TV/Electrical Points



Kitchen:

- Anti-Skid vitrified Tiles
- Provision for Exhaust Fan
- Pipe Gas connection
- RO Filter (Water Purifier)
- Kitchen counters (one side)
- Kitchen cabinets below the kitchen counter
- Attached utility balcony
- Adequate Electrical points


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Bathroom:

- Anti-skid vitrified tiles
- Provision for Exhaust Fans/Geyser
- Premium Sanitary Fittings
- Premium Chrome Plated Fittings
- Adequate Electrical Points
- Shower Partition



Key Features

- Pre-Certified IGBC Gold Project
- International Architecture & Design
- Apartments Designed to Optimise Space
- Kitchen Cabinets
- Premium Bathroom & Electrical Fittings
- Double Height Entrance Lobby
- Vaastu Compliant Apartments
- Inverter
- Video Door Phone
- CCTVs for Security
- Limited Solar Powered Lighting for Common Areas
- Ample Natural Ventilation and Light in All Rooms
- Separate wet/dry garbage chutes on every floor
- Privacy with No Apartment Looking into Another

Amenities & Facilities

- Car Free Landscaped Podium
- Yoga Studio
- Indoor Games
- Community Hall
- Children's Play Area
- Senior's Area with Reflexology Paving
- Pet-Zone
- Library/Lounge Area
- Swimming Pool with Children's Pool
- Tennis Court
- Half Basketball Court
- Badminton Play Area
- Mini Football Ground
- Jogging Track/Walking Trail
- Cricket Pitch with Nets
- On-campus Retail Shopping



Riverdale

Our Partners

 **ananta**
LANDWISE PVT LTD
Development Manager

Upton-Hanson Architects, London
Master Planners

KIPA Architects
Principal Architects

**HDFC
REALTY**
Your Trusted Property Partner
Exclusive Marketing & Sales

Waho Landscape Architects
Landscape

Ecofirst
MEP/Green Certification

JW Consultancy
Structural

Riverdale presents an excellent opportunity at Kharadi, an upcoming IT & Commercial Hub,
that offers excellent social infrastructure, connectivity and good returns on investment.



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A project by

Duville
ESTATES

Project Address: Riverdale, New Kharadi-Shivane Riverside Road, Behind Zensar IT Park, Kharadi, Pune 411014.

To know more about Riverdale Heights, call +91 7620974974, SMS 'RIVERDALE' to 56161, write to marketing@duville.com or visit www.riverdalepune.com

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